



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: _____ - PA - _____

Coordinator: _____

Case No.: _____ - _____ - _____

Project Name: _____

Project Location:

6928 E. 5th AVENUE

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-2

Proposed Zoning: C-2

Number of Buildings: 1

Parcel Size: 0.1 ACRES (4,189 sq ft)

Gross Floor Area/Total Units: _____

Floor Area Ratio/Density: 1.3

Parking Required: 17.07

Parking Provided: 17.07

Setbacks: N - 0 S - 0

E - 0 W - 0

Description of Request:

SEE ATTACHED

On behalf of Mr. Chuck Van Leer, the property owner and current landlord/tenant, please approve this request to modify the previously approved colors. After a great degree of deliberation, Mr. Van Leer decided the originally approved colors, even though they complied generally with the Downtown Plan/Urban Architectural and Design Guidelines, did not provide adequate building interest in an otherwise lively and colorful section of downtown Scottsdale. Consequently a color consultant, Ms. Karen Gosnell of the Mexican Tile Company, made recommendations for colors that would be a better depiction of the architectural style of the remodeling/addition and those suggestions were implemented into the construction.

Our justification for this proposal is the colors requested, though more lively than the very muted tones of the original design, are an appropriate and attractive addition to the neighborhood and do not constitute a shocking or vulgar palette. We point to the section A2, Active Street Frontages where our patio, stair, bench, balcony and massing all facilitate those goals when coupled with the requested colors.

Please review our request at the next available meeting and we will be present to answer any questions you may have.

Planning and Development Services Department

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